

\$875,000 - 275034 Range Road 263, Rural Rocky View County

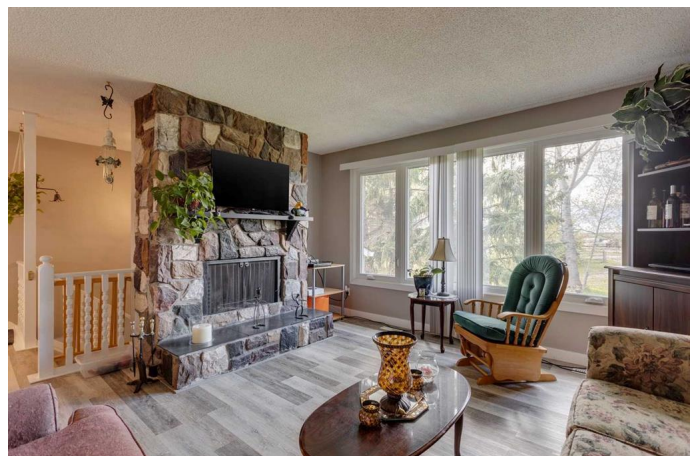
MLS® #A2223201

\$875,000

4 Bedroom, 2.00 Bathroom, 1,074 sqft
Residential on 21.63 Acres

NONE, Rural Rocky View County, Alberta

Great opportunity to own this beautifully treed, lovingly maintained, recently renovated 4 bed, 2 bath bi-level sitting on 21.63 acres of cross fenced & stabled pastures! THIS PROPERTY IS PERFECT FOR INVESTORS, DEVELOPERS, & HOBBY FARMERS with numerous outbuildings including a double car garage with 27' x 20' loft (potential for development), 12' x 8' tack shop, hay shed, horse stables, 43' x 31' partially heated barn, corrals & various other multipurpose structures! Sitting right off of highway 9, walking distance to Irricana & easy commutes to Airdrie (30 minutes) & Calgary (Under an hour). The main level of the house boasts new vinyl plank flooring, freshly painted walls, & newer bright, sunny windows! The country kitchen features white cabinets, new white backsplash, quartz countertops & a good sized eating area, & a large mud room with French door access to a 17' x 11' sheltered patio area! The spacious living room has a rustic stone clad wood burning fireplace. The king-sized master bedroom has two sets of closets. The second bedroom is conveniently located near the renovated 4pc bath. Two additional bedrooms, a 2 pc bath with rough-in for shower, & finished lower level with egress windows & oversized family room round out the interior of the house. The enclosed deck is a perfect spot for outdoor



gatherings, overlooking the raised garden
beds with protective coverings & the mature
shrubs + trees surrounding the property
providing privacy & shelter from the elements!
Donâ€™t miss this opportunity to live you rural
lifestyle while investing for the future.

Built in 1983

Essential Information

MLS® #	A2223201
Price	\$875,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,074
Acres	21.63
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	275034 Range Road 263
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M 0G0

Amenities

Parking	Carport, Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Quartz Counters, Storage
-------------------	--

Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Garden, Lawn, Many Trees, No Neighbours Behind, Pasture, Triangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2025
Days on Market	36
Zoning	R-RUR

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.